

<p>VALLEY CENTER</p> <p>2000 Census Population.....15,653</p> <p>Community 2020 Target¹33,000</p> <p>April 2004 WC Map Population40,680</p>			
---	--	---	---

APRIL 2004 WORKING COPY MAP

One of the primary objectives of the April 2004 Working Copy map is to provide a land use framework for a town center plan that includes both the northern and southern village nodes. Staff will continue to assist the community towards the development and refinement of a town center plan that will include a gradation of village densities. Other objectives include maintaining the community's rural character while balancing the impacts of growth and other land use issues (i.e. North County tribal gaming facilities). Rural lands densities have been applied to the outlying areas of the community planning area.

KEY COMMUNITY ISSUES

- Maintain the rural community character and protect the environment while protecting private property rights
- Absence of equity mechanisms or incentives for affected property owners
- Lack of a municipal sewer system to support Town Center development
- Create a road network hierarchy that addresses local connectivity and safety issues, which may include both Circulation and non-Circulation Element roads
- Traffic impacts to the local road network from both existing and planned development, including existing and proposed expansion of North County Tribal gaming facilities

COMMUNITY-SPECIFIC PLANNING RATIONALE

- Village densities are concentrated within the town centers
- Semi-Rural densities reflect existing parcelization and development patterns that surround the two village nodes
- Rural densities reflect areas with environmental sensitivity, physical constraints, limited accessibility and general lack of public infrastructure and adequate emergency services

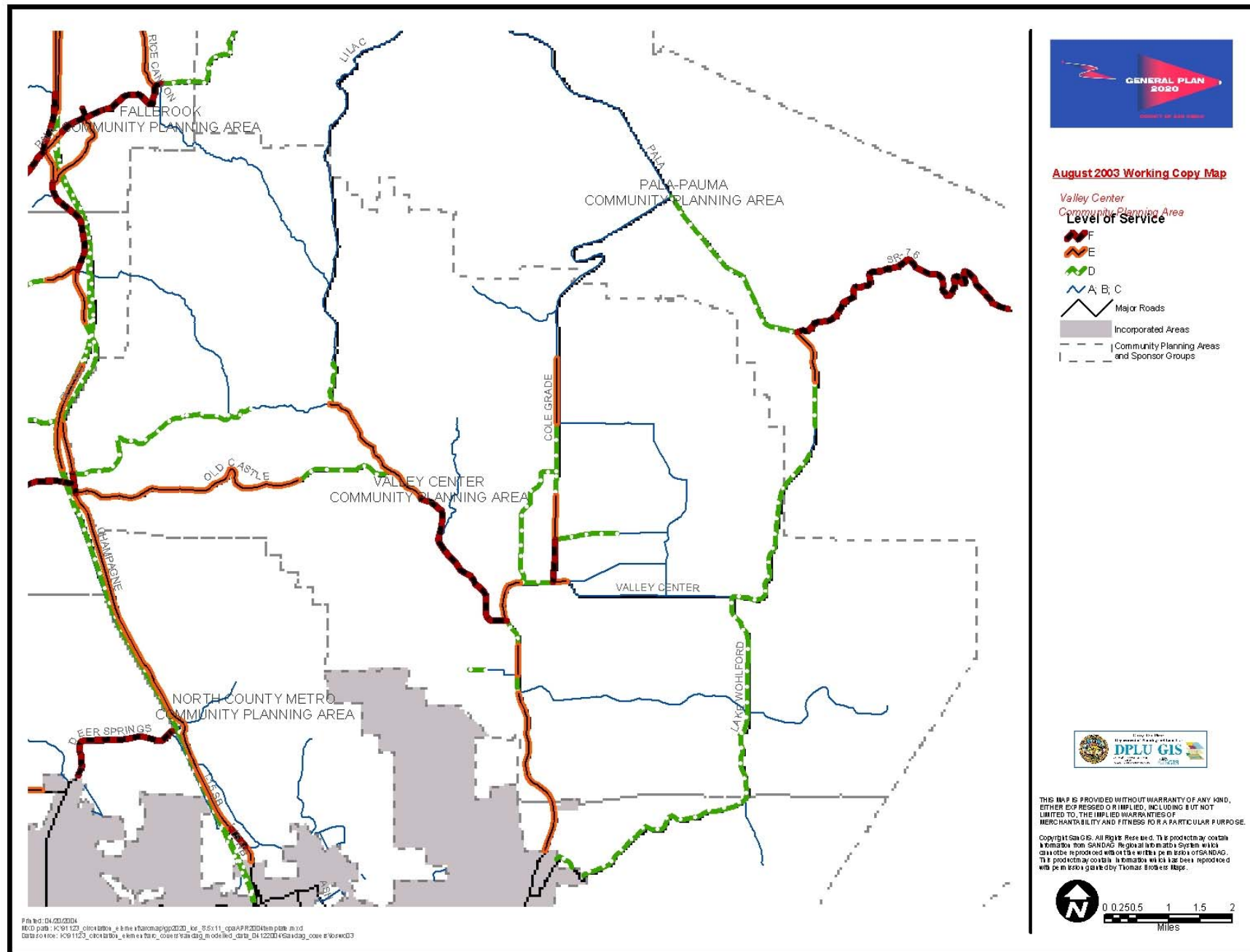
TRAFFIC FORECASTS

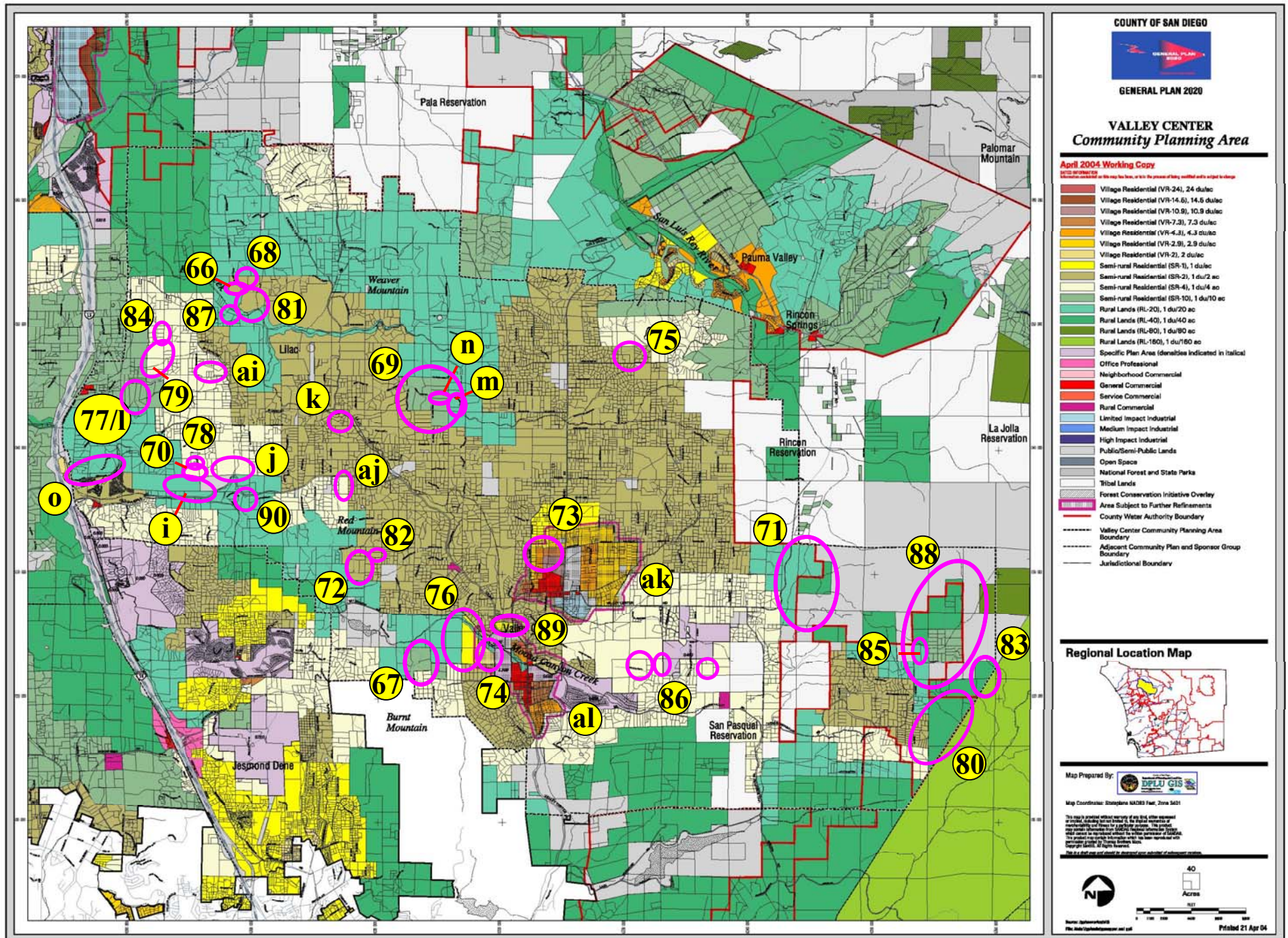
If the April 2004 Working Copy map is developed to its full capacity in the year 2020, preliminary traffic forecasts² indicate there would be approximately 43 lane miles of roads operating at LOS E or F in Valley Center. The preliminary estimate for improving deficient roads to an acceptable level of service (LOS D) is approximately \$57 million.

Traffic forecasts for the April 2004 Working Copy map are substantially improved over the existing general plan, which produces more than 69 lane miles operating at LOS E or F. The preliminary cost estimate for road improvements associated with the existing general plan is \$113 million for Valley Center.

¹ Community target not yet endorsed by the Board of Supervisors: 45,853.

² Based on traffic forecasts for the August 2003 Working Copy map.





RESIDENTIAL PROPERTY REFERRALS

66	Paula Ashley				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	
67	Richard Petter				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/10 acres	
	<u>Key Objectives:</u> <ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Assign densities based on characteristics of the land</i> 		<u>Rationale for April 2004 WC:</u> A Semi-Rural designation of 1 du/10 acres has been consistently applied to agricultural lands throughout the county. One of the goals of GP2020 is to preserve land for agricultural use and maintain an environment conducive to agricultural uses. The referral area has been used for agricultural purposes since the 1980s, and currently operates under a Major Use Permit for a fruit packing operation.		
68	Betty Steinkolk				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	

69	Jim Chagala (representing Mesa Verde/Mesa Crest Property Owners)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/10 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">Develop an internally consistent planAssign densities based on characteristics of the land		<u>Rationale for April 2004 WC:</u> <p>One of the goals of GP2020 is to preserve land for agricultural use and maintain an environment conducive to agricultural uses. A Semi-Rural density of 1 du/10 acres is consistent with the minimum parcel size requirements set by the existing general plan. The staff recommended density is consistent with the existing parcelization in the area and has been consistently applied to similar agricultural areas throughout the County. Staff also worked with advisory groups to develop consensus on these properties.</p>	

70	Jim Chagala (representing Dyer)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/4 acres

71	Jim Chagala (representing Nabers)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">Develop an internally consistent planAssign densities based on characteristics of the landObtain a broad consensus		<u>Rationale for April 2004 WC:</u> <p>The referral area lies within the proposed North County MSCP preserve area. The referral area is nearly surrounded on three sides by Tribal Lands and public/semi-public lands, including the Hellhole Canyon Preserve. A deep canyon, steep slopes, and numerous drainages characterize the property. Although approximately 40 percent of the referral area is unconstrained by steep slopes, the remainder of the area is constrained by slopes greater than 25 percent.</p>	

72	Charles Froehlich, Jr.			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres
73	Jim Chagala (representing Weston Communities/Herb Schaffer)			
	WITHDRAWN BY PROPERTY OWNER			
74	Jim Chagala (representing John Debs and Michael McFarland)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres	Village: 2 du/acre Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Obtain a broad consensus• Reduce public costs• Assign densities based on characteristics of the land• Create a model for community development		<u>Rationale for April 2004 WC:</u> <p>The density for the areas located outside the floodplain were increased as a result of on-going mapping refinements in the areas adjacent to the southern village area. The recommended density would provide a transition between the referral property and the abutting Orchard Run Specific Planning Area located to the east. The Rural Lands density will provide protection for the environmentally sensitive riparian areas associated with Moosa Creek, which traverses the northeast portion of the site. Staff also worked with advisory groups to develop consensus on these properties.</p>	
75	Tantlinger Family Trust			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres

76	Thure Stedt (representing Brook Forest)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/acre Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• <i>Develop an internally consistent general plan</i>• <i>Reduce public costs</i>• <i>Assign densities based on characteristics of the land</i>• <i>Create a model for community development</i>		<u>Rationale for April 2004 WC:</u> <p>In order to provide a cohesive gradation of densities outside the southern Village boundary, staff increased the density for the eastern portion of the referral property. The area located within the Moosa Creek floodplain retains the Rural Lands density of 1 du/20 acres. This density has been consistently applied to other floodplain areas in Valley Center and is consistent with the GP2020 planning concepts. Staff also worked with advisory groups to develop consensus on these properties.</p>	
77	Mike Fahr			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/10 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• <i>Develop an internally consistent general plan</i>• <i>Assign densities based on the characteristics of the land</i>		<u>Rationale for April 2004 WC:</u> <p>The southern portion of the referral properties are bisected by a riparian drainage area. This density has been consistently applied to existing agricultural areas throughout the County to meet key GP2020 goals of maintaining an environment conducive to agriculture. This Semi-Rural designation is also consistent with the existing parcelization pattern in the area.</p>	

78	Hadley Johnson (representing Avonwick LLC and Jennifer Hom)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/4 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Develop an internally consistent general plan• Create a model for community development		<u>Rationale for April 2004 WC:</u> <p>The referral request would introduce an isolated pocket of 1 du/2 acres within a larger area designated 1 du/4 acres. The density recommended by staff reflects existing parcelization in the adjacent areas located to the north and east and provides a transition between adjacent semi-rural areas designated at 1 du/2 acres. Community character in the area could be affected if the operating capacity of the road were increased to allow more traffic on the local road network. Levels of service based on the existing General Plan indicate that Old Castle Road operates at an LOS E. Old Castle Road provides access to the referral area and is currently constructed with two lanes.</p>	

79	Jim Chagala (representing Pardee)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/4 acres Semi-Rural: 1 du/10 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Develop an internally consistent general plan• Assign densities based on the characteristics of the land		<u>Rationale for April 2004 WC:</u> <p>The semi-rural designations reflect the characteristics of the property. The two larger contiguous parcels (1 du/4 acres) contain active agriculture and are traversed by riparian drainage areas. The recommended density is also consistent with the development pattern in the adjoining areas. The smaller western parcel (1 du/10 acres) is constrained by slopes (greater than 25 percent) and contains some active agriculture. A riparian drainage area bisects the parcel.</p>	

80	Bill Fisher				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres	Rural Lands: 1 du/40 acres	
	<u>Key Objectives:</u>		<u>Rationale for April 2004 WC:</u>		
	<ul style="list-style-type: none"> • <i>Develop an internally consistent general plan</i> • <i>Reduce public costs</i> • <i>Assign densities based on characteristics of the land</i> • <i>Create a model for community development</i> 		<p>Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or a potential compromise of 1 du/20 acres.</p> <p>The referral area is located in the eastern Paradise Mountain area of Valley Center. Because ingress and egress into the area is limited, from a public safety standpoint, staff does not support the continuation of current general plan densities. The public cost of providing public infrastructure to this area could not be fully justified given the fact that other areas in Valley Center are better suited for development. The requested residential density could result in negative “edge effects” given the proximity of residential development to the sensitive biological resources found within the Rancho Guejito property ownership. The Rural Lands designation meets the land use framework and planning concepts for GP2020.</p>		
81	Louis Wolfsheimer (Rancho Lilac)				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres Rural Lands: 1 du/20 acres	
82	Todd Ruth				
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>	
	Semi Rural: 1 du/2 acres	Semi Rural: 1 du/2 acres	Semi Rural: 1 du/2 acres	Semi Rural: 1 du/2 acres	

83	Thure Stedt (representing Virginia Leishman)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• <i>Develop an internally consistent general plan</i>• <i>Create a model for community development</i>• <i>Reduce public costs</i>• <i>Assign densities based on characteristics of the land</i>		<u>Rationale for April 2004 WC:</u> <p>Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or a potential compromise of 1 du/20 acres.</p> <p>The referral area is located in the eastern Paradise Mountain area of Valley Center. This area is primarily accessed by one County-maintained road (Paradise Mountain Road). Because ingress and egress into the area are limited, staff does not support the continuation of existing general plan densities. Public safety issues have become increasingly more important with respect to recent wildfires in the Paradise Mountain area. The public cost of extending services to this area could not be fully justified given the fact that other areas in Valley Center are better suited for development. The Rural Lands designation meets the land use framework and the planning concepts for GP2020.</p>	

84	Thure Stedt (representing Jackson, Burgener Properties)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/4 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• <i>Develop an internally consistent general plan</i>• <i>Create a model for community development</i>		<u>Rationale for April 2004 WC:</u> <p>A higher density would create an isolated pocket of 1 du/2 acres in an area designated with Semi-Rural densities of 1 du/4 acres. The April 2004 Working Copy map density provides consistency with the surrounding designations.</p>	

85	Michelle Chiaro and Ron Andes			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Develop an internally consistent general plan• Assign densities based on characteristics of the land• Create a model for community development		<u>Rationale for April 2004 WC:</u> <p>Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map.</p> <p>The referral area is located in the southern portion of the Upper Hellhole Canyon area. Although road access and most public infrastructure are available, the public cost of extending Semi-Rural densities into this area cannot be justified. This area is geographically removed from the established Village areas. Emergency response times in this area are low. Permitting existing general plan densities into this relatively remote area will continue the extension of residential growth in close proximity to environmentally sensitive areas. The northern portion of the parcel contains slopes that are greater than 25 percent and the parcel is located within the proposed North County MSCP area. The Rural Lands designation meets the land use framework and the planning concepts for GP2020.</p>	

86	Thure Stedt (representing Stewart Lynch)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/4 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• Develop an internally consistent general plan• Create a model for community development		<u>Rationale for April 2004 WC:</u> <p>The requested density would introduce an isolated picket of 1 du/2 acres within a larger area designated as Semi-Rural (1 du/4 acres). The staff recommended density would allow a logical transition of residential densities and maintain the separation between two adjacent Specific Planning Areas and the northern and southern village nodes that is desired by the community.</p>	

87	Thure Stedt (representing Stewart Lynch)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres	Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• <i>Develop an internally consistent general plan</i>• <i>Assign densities based on characteristics of the land</i>• <i>Create a model for community development</i>		<u>Rationale for April 2004 WC:</u> <p>The requested density would introduce an isolated pocket of 1 du/2 acres within a larger identified area designated as Rural Lands (1 du/20 acres). The referral area is located south of Keys Creek in an important biological corridor that is part of the proposed North County MSCP preserve area. The April 2004 Working Copy map density is consistent with the surrounding designations.</p>	
88	Deirdre Casparian and Joseph Tanalski (representing United Landowners of Upper Hellhole Canyon)			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/40 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/4 acres	Rural Lands: 1 du/40 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• <i>Develop an internally consistent general plan</i>• <i>Assign densities based on characteristics of the land</i>• <i>Create a model for community development</i>		<u>Rationale for April 2004 WC:</u> <p>Applying a Semi-Rural density for this area would require modification to the goals and objectives of GP2020 to avoid consistency issues. Therefore, staff recommends the density applied to the April 2004 Working Copy map or a potential compromise of 1 du/20 acres.</p> <p>BLM Lands and the Hellhole Canyon Preserve surround the Upper Hellhole Canyon area of Valley Center on three sides. Direct road access into the area is via an unimproved road (Hell Creek Road). Although the entire area lies within the CWA boundary, public infrastructure costs to develop this area at the requested densities are not justified given the remoteness from existing infrastructure (including paved roads). Emergency response times in this area are low, and recent events have reinforced the need to provide safe fire escape routes for more remote areas. The entire referral area is located within the proposed North County MSCP area. The Rural Lands designation meets the land use framework and the planning concepts for GP2020.</p>	

89	Ruth Stockslager, Valley Center Oaks Partnership			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Village: 4.3 du/acre Semi-Rural: 1 du/2 acres	Village: 4.3 du/acre Semi-Rural: 1 du/2 acres	Village: 4.3 du/acre Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/acre Semi-Rural: 1 du/2 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• <i>Develop an internally consistent general plan</i>• <i>Assign densities based on characteristics of the land</i>• <i>Create a model for community development</i>		<u>Rationale for April 2004 WC:</u> <p>Staff has re-evaluated its previous density recommendations for the subject parcels based upon ongoing refinements to the southern village area and the community’s desire to acquire the property for a community park. The referral area is located at a key intersection across from the community hall. The Planning Group believes that a Village residential density of 4.3 du/acre (for the southern parcels along Lilac Road) could jeopardize the community’s efforts to acquire and build a community park. Furthermore, the referral area is located south of and adjacent to a significant archeological and environmentally sensitive drainage area.</p>	
90	Robert Baynton			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">• <i>Develop an internally consistent general plan</i>• <i>Assign densities based on characteristics of the land</i>• <i>Create a model for community development</i>		<u>Rationale for April 2004 WC:</u> <p>The referral area is located within a significant biological corridor that is critical to the proposed North County MSCP area. The majority of the referral area is constrained by steep slopes (greater than 25 percent). The Rural Lands designation is consistent with the existing parcelization pattern and the environmental and physical constraints in the surrounding area.</p>	

i	Kourosh Hangafarin			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres
	<u>Key Objectives</u> <ul style="list-style-type: none">Assign densities based on characteristics of the landCreate a model for community development		<u>Rationale for April 2004 WC:</u> <p>Referral area is located within a large biological corridor that has been identified as being important habitat for the proposed North County MSCP preserve area. Approximately 60 percent of the referral area has slopes greater than 50 percent. The remaining buildable area consists of visually prominent ridgelines. The Rural Lands designation is consistent with the existing parcelization pattern and the environmental and physical constraints in the surrounding area.</p>	

j	Kourosh Hangafarin			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20acres	Semi-Rural: 1 du/4 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/4 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">Develop an internally consistent general plan		<u>Rationale for April 2004 WC:</u> <p>The recommended density reflects existing parcelization and development patterns in the vicinity.</p>	

k	Kourosh Hangafarin			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Semi- Rural: 1 du/4 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/2 acres

l	Kourosh Hangafarin			
	SEE REFERRAL #77			

m	Kourosh Hangafarin			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">Assign densities based on characteristics of the landCreate a model for community development		<u>Rationale for April 2004 WC:</u> <p>Although the property currently supports agricultural uses, the eastern portion lies within close proximity to an important biological corridor identified within the proposed North County MSCP preserve area. Keys Creek bisects the subject parcel and provides an important riparian biological habitat. The Rural Lands designation is consistent with the environmental and physical constraints on the site.</p>	

n	Kourosh Hangafarin			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20acres	Semi-Rural: 1 du/2 acres	Semi-Rural: 1 du/10 acres	Semi-Rural: 1 du/10 acres

o	Kourosh Hangafarin			
	<u>December 2002 WC:</u>	<u>August 2003 WC:</u>	<u>October Traffic Referral:</u>	<u>April 2004 WC:</u>
	Rural Lands: 1 du/20 acres	Rural Lands: 1 du/20 acres	Semi-Rural: 1 du/2 acres Semi-Rural: 1 du/10 acres	Rural Lands: 1 du/20 acres
	<u>Key Objectives:</u> <ul style="list-style-type: none">Assign densities based on characteristics of the landCreate a model for community development		<u>Rationale for April 2004 WC:</u> <p>Referral area is located within a large biological corridor that has been identified as being important habitat for the proposed North County MSCP preserve area. The majority of the area is topographically constrained by slopes greater than 25 percent and is visually prominent. The Rural Lands designation is consistent with the environmental and physical constraints in the surrounding area.</p>	

ai Board Motion for Traffic Modeling (TM 5184: Sukup, McCaleb, Tarkington)**December 2002 WC:**

Semi Rural: 1 du/4 acres

August 2003 WC:

Semi Rural: 1 du/4 acres

October Traffic Referral:

Semi Rural: 1 du/2 acres

April 2004 WC:

Semi Rural: 1 du/4 acres

Key Objectives:

- *Develop an internally consistent general plan*
- *Assign densities based on the characteristics of the land*
- *Obtain a broad consensus*

Rationale for April 2004 WC:

This referral is an active Tentative Map with pipelined status. The recommended density is consistent with the surrounding development pattern. The proposed subdivision is part of a larger area that is predominantly 2- to 4-acre parcels. The recommended Semi-Rural density provides a logical transition between Semi-Rural densities of 1 du/2 acres to the east and 1 du/10 acres to the northwest.

aj Board Motion for Traffic Modeling (TM 5315: Beauvais)**December 2002 WC:**

Semi Rural: 1 du/4 acres

August 2003 WC:

Semi Rural: 1 du/4 acres

October Traffic Referral:

Semi Rural: 1 du/2 acres

April 2004 WC:

Semi Rural: 1 du/4 acres

Key Objectives:

- *Develop an internally consistent general plan*
- *Assign densities based on the characteristics of the land*
- *Obtain a broad consensus*

Rationale for April 2004 WC:

This referral is an active Tentative Map with pipelined status. The recommended density is consistent with the surrounding development pattern. The parcelization in this area is predominantly 4-acres or larger in size. In addition, the majority of the proposed subdivision contains slopes that are 25 percent.

OTHER MAP CHANGES

ak	Northern Village Area		
	<p><u>December 2002 WC:</u></p> <p>Variety of densities ranging from 1 du/acre to 7.3 du/acre</p> <p><u>Key Objectives:</u></p> <ul style="list-style-type: none"> • <i>Locate growth near infrastructure, services and jobs</i> • <i>Assign densities based on characteristics of the land</i> • <i>Create a model for community development</i> 	<p><u>August 2003 WC:</u></p> <p>Variety of densities ranging from 1 du/acre to 14.5 du/acre</p>	<p><u>April 2004 WC:</u></p> <p>Various densities as shown on map, including an expanded commercial area. The northern village area is identified on the map as an area subject to further refinements.</p> <p><u>Rationale for April 2004 WC:</u></p> <p>Staff will continue its work with the Villages Subcommittee and the Planning Group towards the development and refinement of a Town Center Plan that will include a gradation of Village densities.</p>
al	Southern Village Area		
	<p><u>December 2002 WC:</u></p> <p>Variety of densities ranging from 1 du/acre to 7.3 du/acre</p> <p><u>Key Objectives:</u></p> <ul style="list-style-type: none"> • <i>Locate growth near infrastructure, services and jobs</i> • <i>Assign densities based on characteristics of the land</i> • <i>Create a model for community development</i> 	<p><u>August 2003 WC:</u></p> <p>Variety of densities ranging from 1 du/acre to 7.3 du/acre</p>	<p><u>April 2004 WC:</u></p> <p>Various densities as shown on the map, including an expanded commercial area, and Rural Lands density (1 du/20 acres) for the Moosa Canyon Creek floodplain. The southern Village Area is identified on the map as an area subject to further refinements.</p> <p><u>Rationale for April 2004 WC:</u></p> <p>Staff will continue its work with the Villages Subcommittee and the Planning Group towards the development and refinement of a Town Center Plan that will include a gradation of Village densities.</p>